

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Stewart Title Guaranty Company, a Texas corporation (the "Company")**, commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:



Authorized Countersignature

NorthStar, A Division of Stewart Title
Company
Company Name

Cleveland, OH
City, State



Frederick H. Eppinger
President and CEO



David Hisey
Secretary

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EXHIBIT B

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: NorthStar, A Division of Stewart Title Company
Issuing Office: 20445 Emerald Parkway, #200, Cleveland, OH 44135
Issuing Office's ALTA Registry ID: 1051881
Loan ID Number:
Issuing Office File Number: 240385ST
Property Address: 17286 and 17144 and V/L Ridge Road, and V/L Edgerton Road, North Royalton, OH 44133
Revision Number: 2

SCHEDULE A

1. Commitment Date: **March 27, 2024, at 7:00 AM**
2. Policy to be Issued:
 - (a) ALTA® 2021 Owner's Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **TBD**
 - (b) ALTA® 2021 Loan Policy
Proposed Insured: **TBD**
Proposed Policy Amount: **TBD**
3. The estate or interest in the Land at the Commitment Date is: **Fee Simple**
4. The Title is, at the Commitment Date, vested in

Joanne H. Eckstein, as of the date of her death on December 18, 2023, who acquired said title by Certificate of Transfer recorded September 24, 1974 in Volume 13672, Page 365 (AS TO PARCELS 1, 2 AND 3)

Joanne E. Thurn, as of the date of her death on December 18, 2023, who acquired said title by instruments recorded May 18, 1998 in Volume 98-05990, Page 51 and January 19, 1996 in Volume 96-00449, Page 43 (AS TO PARCEL 4)

5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

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File No.: 240385ST

EXHIBIT A

The Land is described as follows:

Parcel 1:**Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known as being part of Original Royalton Township Section No. 7, bounded and described as follows:**

Beginning in the Easterly line of said Original Lot No. 7, which is also the center line of Ridge Road (60 feet wide), at the Northeasterly corner of a parcel of land conveyed to George Medas and Helen Medas by Deed dated June 22, 1948, and recorded in Volume 6608, Page 351, of Cuyahoga County Records, said place of beginning being also distant North 0° 03' 40" West, measured along the center line of said Ridge Road, 300 feet from the Southeasterly corner of said Section No. 7; thence North 0° 03' 40" West along the center line of said Ridge Road, 537.39 feet to a point distant North 0° 03' 40" West, measured along the center line of said Ridge Road, 300 feet from the Southeasterly corner of a parcel of land conveyed to Harry J. Craddock and Olive L. Craddock by Deed dated June 22, 1948, and recorded in Volume 6808, Page 349, of Cuyahoga County Records; thence due West parallel with the Southerly line of said parcel so conveyed to Harry J. Craddock and Olive L. Craddock, 1,000 feet to the Westerly line of said parcel; thence North 0° 03' 40" West along said Westerly line, 300 feet to the Northwesterly corner of said parcel so conveyed to Harry J. Craddock and Olive L. Craddock; thence due East along the Northerly line of said parcel so conveyed to Harry J. Craddock and Olive L. Craddock to a point that will intersect the Southerly prolongation of the Westerly line of a parcel of land conveyed to James Hudecek and Christina Hudecek by Deed dated April 15, 1931, and recorded in Volume 4146, Page 420, of Cuyahoga County Records; thence North 0° 11' 10" West along said Southerly prolongation and along the Westerly line of said parcel so conveyed to James Hudecek and Christina Hudecek, about 1,092.15 feet to the Southeasterly corner of the first parcel of land conveyed to Wladyslaw Duplaga and Mary Duplaga by Deed dated October 9, 1920 and recorded in Volume 2493, Page 116, of Cuyahoga County Records; thence North 88° 31' 40" West along the Southerly line of said parcel so conveyed to Wladyslaw Duplaga and Mary Duplaga, 1,893.01 feet to the Easterly line of a parcel of land conveyed to Arthur D. Ring and Joanne Ring by Deed dated July 30, 1946, and recorded in Volume 6201, Page 690, of Cuyahoga County Records; thence South 0° 18' 00" East along said Easterly line, 2,278.19 feet to the Southerly line of said Section No. 7; thence due East along said Southerly line, 1,545.02 feet to the Southwesterly corner of the parcel conveyed to George Medas and Helen Medas as aforesaid; thence North 0° 03' 40" West along the Westerly line of said parcel so conveyed to George Medas and Helen Medas, 300 feet to the Northwesterly corner of said parcel; thence due East along the Northerly line of said parcel so conveyed to George Medas and Helen Medas, 1,000 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 485-15-001

Parcel 2:**Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known as being part of Original Royalton Township Section Nos. 7 and 14, bounded and described as follows:**

Beginning in the Easterly line of said Original Section No. 7, which is also the center line of Ridge Road (60 feet wide) at a point distant North 0° 03' 40" West measured along said center line, 837.39 feet from the Southeasterly corner of said Section No. 7; thence North 0° 03' 40" West along the center line of Ridge Road, 219.19 feet to an angle; thence North 51° 54' 50" East along the center line of Ridge Road, 131.00 feet; thence due West 1103.20 feet; thence South 0° 03' 40" East parallel to the center line of Ridge Road, 300 feet; thence due East 1,000 feet to the place of beginning, be the same more or less, but subject to all legal highways.

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Permanent Parcel No. 485-15-002**Parcel 3:**

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known as being a part of Original Royalton Township Section No. 6, bounded and described as follows:

Beginning in the center line of Ridge Road (60 feet wide) at the Northeasterly corner of said Original Section No. 6; thence Southerly along the center line of Ridge Road 242.5 feet to the Northeasterly corner of land conveyed to Alma A. Briggs by Deed dated February 5, 1943 and recorded in Volume 5490, Page 308 of Cuyahoga County Records; thence Westerly along the Northerly line of land so conveyed to Alma A. Briggs about 2597.47 feet to the Easterly line of land conveyed to Adelia Meacher by deed dated October 11, 1912 and recorded in Volume 1433, Page 167 of Cuyahoga County Records, thence Northerly along the easterly line of land so conveyed to Adelia Meacher to the Northerly line of Section 6; thence Easterly along the Northerly line of Section 6, 2579.28 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel Nos. 485-19-005 and 485-19-006**Parcel 4:**

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known as Sublot No. 8 in a proposed Subdivision of Wladyslaw and Mary Duplaga property and being a part of Original Royalton Township Section No. 7, bounded and described as follows:

Beginning on the center line of Edgerton Road at the Northwest corner of said proposed Sublot No. 8 which corner is South 88° 36' 08" East, a distance of 701.21 feet from an iron pin in the center line of Edgerton Road, said iron pin being 199.38 feet East of the center line of intersection of Edgerton Road and Bennett Road;

Thence South 88° 36' 08" East along the center line of Edgerton Road, a distance of 100.00 feet to the Northeast corner of said Sublot No. 8;

Thence South 1° 26' 58" East, a distance of 381.03 feet to an iron pin;

Thence North 89° 28' 20" West, a distance of 99.94 feet to an iron pin;

Thence North 1° 26' 58" West, a distance of 382.55 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 485-14-010

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. **Inventory and Assets for pending Estate Case No. 2024EST285858 to be filed or sufficient evidence from the attorney for the estate indicating our property is to be included in the inventory and assets at 100% of its value.**
 - b. **Proper Executor's Deed from Virginia Lee Eckstein, Executor of the Estate of Joanne Eckstein Thurn aka Joanne H. Eckstein aka Joanne E. Thurn, Deceased, pursuant to Power of Sale in Will of said Decedent admitted to Cuyahoga County Probate Case No. 2024EST285858, vesting fee simple title in TBD.**
 - c. **Proper Mortgage from TBD, with proper marital status and dower release of spouse(s), if any, to a TBD Lender.**
5. **The Company reserves the right to make additional requirements.**

Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company may not be able to close or insure transactions involving Land that is associated with these activities.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties other than Insured in actual possession of any or all the property.
3. Any lien, mechanic's lien, or materialman's lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.
4. Public or private easements, or claims of easements, not shown by the public record.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
6. Anything to the contrary notwithstanding, this policy does not insure the quantity of acreage, square footage, or accuracy of dimensions recited within the description of premises described in Schedule A.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. Taxes or assessments which are not recorded as existing liens in the Public Records.
9. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise after the Date of the Policy.
10. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred because of a violation of this law is excluded from coverage under the terms of a title insurance policy.

SCHEDULE B, PART II - Exceptions**Special Exceptions:**

11. Pending Estate of Joanne Eckstein Thurn filed January 12, 2024 as Case No. 2024EST285858 in Cuyahoga County Probate Court.

Note: Shown for information only. This exception will not appear on the final policy.

12. Subject to the rights of the public, utility companies and others in and to that portion of the premises described in Schedule A that lies within the bounds of a dedicated street or highway.

13. The Cuyahoga County Treasurer's Tax Duplicate shows:

Taxes for the First Half of 2023, Permanent Parcel Number 485-15-001, on part caption, in the amount of \$12,647.03 are Paid.

Note: The half year tax figure is based on land value only.

**Included in the above taxes are the following special assessments:
NONE**

Taxes for the First Half of 2023, Permanent Parcel Number 485-15-002, on part caption, in the amount of \$4,134.27 are Paid.

Note: The half year tax amount includes a Homestead Exemption Credit in the amount of \$290.39.

**Included in the above taxes are the following special assessments:
NONE**

Taxes for the First Half of 2023, Permanent Parcel Number 485-19-005, on part caption, in the amount of \$2,007.25 are Paid.

Note: The half year tax figure is based on land value only.

**Included in the above taxes are the following special assessments:
NONE**

Taxes for the First Half of 2023, Permanent Parcel Number 485-19-006, on part caption, in the amount of \$141.66 are Paid.

Note: The half year tax figure is based on land value only.

**Included in the above taxes are the following special assessments:
NONE**

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Taxes for the First Half of 2023, Permanent Parcel Number 485-14-010, on part caption, in the amount of \$387.15 are Paid.

Note: The half year tax figure is based on land value only.

**Included in the above taxes are the following special assessments:
NONE**

Taxes for the Last Half of 2023 and thereafter, are a lien not yet due and payable.

Additions or abatements which may hereafter be made legally constituted authorities on account of errors, omissions or changes in valuation.

Said premises are subject to special assessments, if any, payable with the above taxes and thereafter and to any tax additions hereafter entered on the regular tax duplicate.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

This Stewart Information Services Corporation Privacy Notice (“Notice”) explains how we and our affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act (“GLBA”) and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver’s license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates’, and others’ products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- k. Auditing for compliance with federal and state laws, rules, and regulations.
- l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- m. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- a. Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- c. Stewart's affiliated and subsidiary companies.

- d. Parties involved in litigation and attorneys, as required by law.
- e. Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- f. Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

**STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS**

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”) and the California Privacy Rights Act of 2020 (“CPRA”), we are providing this **Privacy Notice** (“CCPA Notice”). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA (“consumers” or “you”). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart’s website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.

- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Internet or other similar network activity
- Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).

- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <http://stewart.com/ccpa>.

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Vol 136726 365

FORM 88-A-2 (REVISED 1976)

THE OHIO LEGAL BLANK CO., CLEVELAND

774060 CERTIFICATE OF TRANSFER OF REAL ESTATE

Revised Code Sec. 2113.61

Probate Court, Cuyahoga County, Ohio

In the Matter of the Estate of
Roland J. Eckstein, Jr. ow.
Roland John Eckstein, Jr. ow.
R. J. Eckstein ow. Roland J.
Eckstein ow. Roland John Eckstein

Deceased

Doc. 811 No. 812763

CERTIFICATE OF TRANSFER
OF REAL ESTATE

To the Recorder of Cuyahoga County, Ohio, Greeting:

This is to certify that the records of this Court show that
Roland J. Eckstein, Jr. ow. etc. died testate on the 23rd day of
October, 1973; that his place of residence at death was
North Royalton and that the following is a description of each parcel of
real estate situated in your county, and owned by the decedent at the time of death:

SEE SCHEDULE ATTACHED HERETO

That upon the death of said decedent, such real estate passed by will of said

T/P

PERMANENT PARCEL NUMBER 10-15-022.

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio; and known as being a part of Original Brooklyn Township Lot No. 78 and further known as being a part of that certain 10.284 Acre parcel of land that was conveyed by J. E. and Jennie C. Wyman to J.G.W. Cowles, Trustee, by deed dated November 8, 1906, and recorded in Volume 1034, Page 638 of Cuyahoga County Records, and further known as being a parcel of land that is bounded and described as follows, to wit:

Beginning at a point in the Southerly line of said Original Brooklyn Township Lot No. 78, the same being also the center line of Brookpark Road, S.W., (60 feet wide), which point is distant Easterly along said Southerly line 560 feet from the Southwest corner of the aforesaid 10.284 Acre parcel of land; thence along the aforesaid center line of Brookpark Road, S.W., South 89° 46' 40" East; a distance of 80 feet to a point; thence parallel with the Westerly line of the aforesaid 10.284 Acre parcel of land, North 1° 20' 45" East, a distance of 248.96 feet, more or less, to the Southerly line of that certain 0.318 Acre strip of land that was conveyed to The Cleveland Short Line Railway Company, in "First Parcel" of deed dated April 6, 1909, and recorded in Volume 1237, Page 244 of Cuyahoga County Records; thence Westerly along said Southerly line of said 0.318 Acre strip of land so conveyed in "First Parcel" of deed aforesaid, a distance of 80.22, more or less, to a point from which a line drawn Southerly parallel with the Westerly line of the aforesaid 10.284 Acre parcel would pass through the beginning point aforesaid. According to survey this course runs along the arc of a curve lying on the Southerly side of its chord and having a radius of 11,561.7 feet, said chord bearing South 86° 55' 05" West, a distance of 80.22 feet; thence along said line drawn parallel with the Westerly line of said 10.284 Acre parcel, South 1° 20' 45" West, a distance of 367.33 feet, more or less, to the place of beginning, and containing 0.6264 Acres of land, be the same more or less, but subject to all legal claims.

PERMANENT PARCEL NUMBER 485-15-001.

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio; and known as being part of Original Royalton Township Section No. 7, bounded and described as follows:

Beginning in the Easterly line of said Original Lot No. 7, which is also the center line of Ridge Road (60 feet wide), at the Northeasterly corner of a parcel of land conveyed to George Medas and Helen Medas by Deed dated June 22, 1948, and recorded in Volume 6608, Page 351, of Cuyahoga County Records, said place of beginning being also distant North 0° 03' 40" West, measured along the center line of said Ridge Road, 300 feet from the Southeasterly corner of said Section No. 7; thence North 0° 03' 40" West along the center line of said Ridge Road, 537.39 feet to a point distant North 0° 03' 40" West, measured along the center line of said Ridge Road, 300 feet from the Southeasterly corner of a parcel of land conveyed to Harry J. Craddock and Olive L. Craddock by Deed dated June 22, 1948, and recorded in Volume 6808, Page 349, of Cuyahoga County Records; thence due West parallel with the Southerly line of said parcel so conveyed to Harry J. Craddock and Olive L. Craddock, 1,000 feet to the Westerly line of said parcel; thence North

PERMANENT PARCEL NUMBER 485-15-001 (continued).

0° 03' 40" West along said Westerly line, 300 feet to the Northwesterly corner of said parcel so conveyed to Harry J. Craddock and Olive L. Craddock; thence due East along the Northerly line of said parcel so conveyed to Harry J. Craddock and Olive L. Craddock to a point that will intersect the Southerly prolongation of the Westerly line of a parcel of land conveyed to James Hudecek and Christina Hudecek by Deed dated April 15, 1931, and recorded in Volume 4146, Page 420, of Cuyahoga County Records; thence North 0° 11' 10" West along said Southerly prolongation and along the Westerly line of said parcel so conveyed to James Hudecek and Christina Hudecek, about 1,092.15 feet to the Southeastly corner of the first parcel of land conveyed to Wladyslaw Duplaga and Mary Duplaga by Deed dated October 9, 1920 and recorded in Volume 2493, Page 116, of Cuyahoga County Records; thence North 88° 31' 40" West along the Southerly line of said parcel so conveyed to Wladyslaw Duplaga and Mary Duplaga, 1,893.01 feet to the Easterly line of a parcel of land conveyed to Arthur D. Ring and Joanna Ring by Deed dated July 30, 1946, and recorded in Volume 6201, Page 690, of Cuyahoga County Records; thence South 0° 18' 00" East along said Easterly line, 2,278.19 feet to the Southerly line of said Section No. 7; thence due East along said Southerly line, 1,545.02 feet to the Southwestly corner of the parcel conveyed to George Medas and Helen Medas as aforesaid; thence North 0° 03' 40" West along the Westerly line of said parcel so conveyed to George Medas and Helen Medas, 300 feet to the Northwesterly corner of said parcel; thence due East along the Northerly line of said parcel so conveyed to George Medas and Helen Medas, 1,000 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PERMANENT PARCEL NUMBER 485-15-002.

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio; and known as being part of Original Royalton Township Sections Nos. 7 and 14, bounded and described as follows:

Beginning in the Easterly line of said Original Section No. 7, which is also the center line of Ridge Road (60 feet wide) at a point distant North 0° 03' 40" West measured along said center line, 837.39 feet from the Southeastly corner of said Section No. 7; thence North 0° 03' 40" West along the center line of Ridge Road, 219.19 feet to an angle; thence North 51° 54' 50" East along the center line of Ridge Road, 131.00 feet; thence due West 1103.20 feet; thence South 0° 03' 40" East parallel to the center line of Ridge Road, 300 feet; thence due East 1,000 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PERMANENT PARCEL NUMBERS 485-19-005 and 485-19-006.

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio; and known as being a part of Original Royalton Township Section No. 6, bounded and described as follows:

Beginning in the center line of Ridge Road (60 feet wide) at the north-easterly corner of said Original Section No. 6; thence southerly along the center line of Ridge Road 242.5 feet to the northeasterly corner of land conveyed to Alma A. Briggs by deed dated February 5, 1943 and recorded in

va13672: 368

- 3 -

PERMANENT PARCEL NUMBERS 485-19-005 and 485-19-006 (continued).

Volume 5490, page 308 of Cuyahoga County Records; thence Westerly along the northerly line of land so conveyed to Alma A. Briggs about 2597.47 feet to the easterly line of land conveyed to Adelia Mascher by deed dated October 11, 1912 and recorded in Volume 1433, page 167 of Cuyahoga County Records, thence northerly along the easterly line of land so conveyed to Adelia Mascher to the northerly line of said Original Section No. 6; thence easterly along the northerly line of Section 6, 2579.28 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Wa 13672 370

That the Last Will and Testament of said decedent was admitted to probate by this Court and is recorded in Will Record 1806, Page 525.

That a record of the administration of the estate of said decedent is docketed in Administration Docket 811, Page 812763.

Witness my signature and the seal of this Court, this 20 day of Sept



Francis J. Talty
Judge and Ex-Officio Clerk
By James R. ...
Deputy Clerk

County Recorder's fees \$ _____

- 1 Strike out one of the statements "by the laws of intestate succession," or "under a last will and testament."
- 2 If no will, strike out the two lines following.

48
774060

Doc. 811 No. 812763
700 PROBATE COURT
Cuyahoga County, Ohio

In the Matter of the Estate of

Roland J. Eckstein, Jr. cv.
Roland John Eckstein, Jr. cv.
R. J. Eckstein cv. Roland J. Eckstein
Eckstein or Roland John Eckstein

CERTIFICATE OF TRANSFER
OF REAL ESTATE

PARCEL NO. 10-2-222
COMPLIANCE IS IN COMPLIANCE
WITH SEC. 316.02 OHIO
PAID

SEPT 21 1976
Transfer fee
\$ 23.18
Stamp fee
\$ 2.00
By ... Deputy

Attorneys Name: Frank T. Ricklansky
Squire, Sanders & Despey
Address: 1800 Union Commerce Building
Cleveland, Ohio 44115
Telephone No. 696-9200

Page 14

753276

COUNTY OF CUYAHOGA

SS

AFFIDAVIT OF SURVIVING SPOUSE OR JOINT SURVIVOR (R.C. 5302.17)

VOL. 98-05990 PAGE 51

Joanne E. Thurn

being first duly sworn, deposes and

says as follows:

1) That Otto M. Thurn and Joanne E. Thurn are joint owners of property under a duly recorded survivorship or tenancy by entireties deed.

2) That the property is known as Vacant Lot Edgerton Road Brooklyn, OH 17286 RIDGE Rd. No. Royalton, Oh. 44133 Cuyahoga County, State of Ohio and also known as Permanent Parcel Number 485-14-010 on the records of the County Auditor.

The original Survivorship Deed is recorded in the records of the Cuyahoga County Recorder in Volume 96-00448 Page 43. I have included the descriptive information requested below or have attached a full legal description as an attachment hereto.

DESCRIPTIVE INFORMATION: (Extracted from legal description)

Street Name Edgerton Road Frontage 100 feet
Sublot Number 8
Volume Proposed Page Proposed Original Lot Original Royalton Township Section 7
Depth 382.55 feet Acreage
Subdivision Proposed

3) That Otto M. Thurn died on or about March 2, 19 98, at Cleveland, Ohio and said death certificate has been issued.

4) That by virtue of the death of the party listed in item #3 above, Joanne E. Thurn is the fee simple owner of the above described property and requests that this fact be reflected on the land and tax records of the county.

Prepared By: William E. Tunney Attorney 2000 Terminal Tower Cleveland, OH 44113 (216) 621-6561

Signature of Joanne E. Thurn

SWORN TO BEFORE ME and subscribed in my presence this 6th day of May, 19 98.

Signature of Melissa Johnson

MELISSA A. JOHNSON, Notary Public STATE OF OHIO My Commission Expires MAY 28, 2001

T/D #2

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio; And known as Sublot No. 8 in a proposed Subdivision of Weadyslaw and Mary Duplaga property and being a part of Original Royalton Township Section No. 7, bounded and described as follows: Beginning on the center line of Edgerton Road South 88 degrees 36 feet 08 inches East a distance of 701.21 feet from an iron pin in the center line of Edgerton Road, said iron pin being 199.38 feet East of the center line of intersection of Edgerton Road and Bennett Road; Thence South 88 degrees 36 feet 08 inches East along the center line of Edgerton Road, a distance of 100.00 feet; Thence South 1 degree 26 feet 58 inches East, a distance of 381.03 feet to an iron pin; Thence North 89 degrees 28 feet 20 inches West a distance of 99.94 feet to an iron pin; Thence North 1 degree 26 feet 58 inches West a distance of 382.55 feet to the place of beginning; be the same more or less, but subject to all legal highways.
Permanent Parcel Number: 485-14-010

PARCEL NO. _____
CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.292 O.R.C.
PAID

MAY 18 1998

Conveyance Fee _____ Receipt No. 92321
TYPE _____ ARMS LENGTH YES () NO (X)
FRANK RUSSO, Cuyahoga County Auditor By _____ Deputy

Frank Russo
CUYAHOGA COUNTY AUDITOR

RECORDED THIS DATE
FRANK A. ORLANDO
CLERK OF CUYAHOGA CO. RECORDER
28 MAY 19 AM 11:28

THOMAS J. NEFF, P. E., P. S.
COUNTY ENGINEER TAX MAP DIVISION
LEGAL DESCRIPTION APPROVED FOR TRANSFER



96328
58396

That Helen A. Samec, Widowed and Not Remarried
aka Helen Samec VOL. 96-00449 PAGE 43

(insert marital status)

of Cuyahoga County, Ohio,

With General Warranty Covenants

for valuable consideration paid, Grant(s), ~~(CURRENTHOLD)~~, to
(insert marital status)

Otto Thurn and Joanne E. Thurn

for their joint lives, remainder to the survivor of them,
(insert marital status)

whose tax mailing address is (addresses are) 17286 Ridge Rd.
N. Royalton, Oh 44133

the following described Real Property: (Description of land or interest therein and encumbrances, reservations,
and exceptions, if any)

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: And known as Sublot No. 8 in a proposed Subdivision of Weadyslaw and Mary Duplega property and being a part of Original Royalton Township Section No. 7, bounded and described as follows: Beginning on the center line of Edgerton Road South 88° 36' 08" East a distance of 701.21 feet from an iron pin in the center line of Edgerton Road, said iron pin being 199.38 feet East of the center line of intersection of Edgerton Road and Bennett Road; Thence South 88° 36' 08" East along the center line of Edgerton Road, a distance of 100.00 feet; Thence South 1° 26' 58" East, a distance of 381.03 feet to an iron pin; Thence North 89° 28' 20" West, a distance of 99.94 feet to an iron pin; Thence North 1° 26' 58" West a distance of 302.55 feet to the place of beginning; Sec. 7 S.P. 1960, 50' East of Bennett Road - 100' Edgerton Road - 381.03, be the same more or less, but subject to all legal highways.

PPN: 485-14-010
Property Address: Vacant Lot Edgerton Road, North Royalton, Ohio 44133

PARCEL NO.
CONVEYANCE IS IN COMPLIANCE WITH SEC. 318.02 O.A.C.
PAID

JAN 19 1996

Conveyance Fee 120.00 Receipt No. 18000
TYPE: ARMSTRONG YES

This conveyance is made subject to existing ordinances, and to all restrictions and conditions thereon now of record, and taxes and assessments, both general and special for the current half of the taxable year and thereafter.

Prior Instrument Reference: Vol. 91-6359 Page 30 of the Deed

Records of Cuyahoga

County, Ohio: *Joanne E. Thurn*
CUYAHOGA COUNTY RECORDER

This is a Survivorship Deed*

*See Sections 6801 and 6308.17 of the Revised Code of Ohio as to covenants made and the warranties given by the Survivorship Deed.

RECORDED WITH DATE
96 JAN 19 AM 11:41
C.M.P. COUNTY RECORDER

TH 11

And

wife (husband) of the Grantor releases

all rights of dower therein.

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Witness my hand this

18th

day of JANUARY 1896

Signed and acknowledged in presence of:

Tracy G. Jones
Leigh Glewings

Helen A. Samec
Helen A. Samec

State of Ohio

County of CUYAHOGA

ss.

Be It Remembered, That on the

18th

day of JANUARY 1896

before me, the subscriber, a Notary Public

in and for said county,

personally came Helen A. Samec, Widowed and Not Remarried

the Grantor (it) in the foregoing Deed, and acknowledged the signing thereof to be

her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed
my name and affixed my notarial seal
on the day and year last aforesaid.

Leigh Glewings

LEIGH GLEWINGS, NOTARY PUBLIC

State of Ohio

My Commission Expires Oct. 23, 1997

This instrument was prepared by

Harold Pollock, Esq.

1707 Terminal Tower
Cleveland, Ohio 44113

Survivorship Deed

(Statutory Form)

FROM

TO

Transferred

19

County Auditor

State of Ohio,

County, ss.

Presented for record on the

day

19 , at

M.

19

o'clock,

Recorded

in Deed Book No.

Page

County Recorder

[skip to main content](#)



Case Summary

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Case Number: 2024EST285858

Case Title: THE ESTATE OF JOANNE ECKSTEIN THURN

Case Type: EST. FULL ADMIN. W/WILL OR WILL ANNEXED

Filing Date: FRIDAY, JANUARY 12, 2024

Judge: LAURA J GALLAGHER

Case Status: OPEN

Status Date: FRIDAY, JANUARY 12, 2024

Request Full Case Copy

View Printer Friendly Version:

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EXHIBIT "A"

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio: and known as Sublot No. 8 in a proposed Subdivision of Wladyslaw and Mary Duplaga property and being a part of Original Royalton Township Section No. 7, bounded and described as follows:

Beginning on the center line of Edgerton Road at the Northwest corner of said proposed Sublot No. 8 which corner is South 88° 36' 08" East, a distance of 701.21 feet from an iron pin in the center line of Edgerton Road, said iron pin being 199.38 feet East of the center line of intersection of Edgerton Road and Bennett Road;

Thence South 88° 36' 08" East along the center line of Edgerton Road, a distance of 100.00 feet to the Northeast corner of said Sublot No. 8;

Thence South 1° 26' 58" East, a distance of 381.03 feet to an iron pin;

Thence North 89° 28' 20" West, a distance of 99.94 feet to an iron pin;

Thence North 1° 26' 58" West, a distance of 382.55 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 485-14-010

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

APR 15/2024

File No: 240385ST



Agent